

101269

AN ORDINANCE

AMENDING THE FINAL PROJECT AND FINANCING PLANS FOR THE TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, CITY OF SAN ANTONIO, TEXAS KNOWN AS THE "INNER CITY TIRZ" TO ADD SEVEN PROJECTS SUBMITTED IN RESPONSE TO A REQUEST FOR PROPOSAL

\* \* \* \* \*

**WHEREAS**, on December 14, 2000, the City Council of the City of San Antonio approved Ordinance No. 93101, establishing the Tax Increment Reinvestment Zone Number Eleven (11), City of San Antonio, Texas (the "Zone") and the Board of Directors for the Zone in accordance with the Tax Increment Financing Act (the "Act"), as amended (V.T.C.A., Tax Code, Chapter 311), to promote development and redevelopment in the Zone through the use of tax increment financing, which development and redevelopment would not otherwise occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, pursuant to Section 311.011(a) of the Act, the Board of Directors (the "Board") of the Zone adopted a Final Project Plan and a Final Financing Plan on May 23, 2001; and

**WHEREAS**, on May 24, 2001, by Ordinance No. 94006, pursuant to Section 311.011(d) of the Act, the City Council approved the Final Project Plan and Final Financing Plan after their adoption by the Board; and

**WHEREAS**, over the past few years the Board and City Council have adopted several amendments to the Final Project Plan and the Final Financing Plan for the Zone, by increasing the geographic area of the Zone, approving new projects and reprioritizing existing projects; and

**WHEREAS**, the Board continues to support the City in development activities for the Inner City TIRZ and actively participates in planning and identifying potential Zone projects; and

**WHEREAS**, the City supports the Board's purposes, and recognizes that there are new and existing projects that could be undertaken in the Zone if additional funds were available; and

**WHEREAS**, on December 22, 2004, with Board approval, the City released a Request for Proposals to solicit projects, subject to the terms and conditions contained in the *2004 City of San Antonio, Texas Guidelines and Criteria for Tax Increment Financing and Reinvestment Zones*, that would stimulate development efforts throughout the Zone; and

**WHEREAS**, a total of seven (7) proposals were submitted on behalf of the following projects: the Dr. Frank Bryant Health Center, the Friedrich Building, the Friedrich/Carver Joint Use Parking, the Merchants Ice building, the Oscar Eason Multiuse Center, the San Antonio Staybridge Hotel and Victoria Commons; and

**WHEREAS**, an RFP review committee comprised of representatives from the Departments of Neighborhood Action, Economic Development, Housing and Community Development, Public Works, and Planning reviewed the proposals and presented their recommendations to the Board for consideration; and

**WHEREAS**, on June 27 and August 22, 2005, the Board approved the addition of all of the proposed projects, and listed them in the Project Plan as "Project List B" with specific conditions for funding and

construction, and voted to keep the existing projects listed in "Project List A" for reconsideration by the Board if proper plans and proof of financing is presented in the future; and

**WHEREAS**, pursuant to Section 311.011(e) of the Act, following action by the Board, the amendment to the Project Plan is effective when approved by the governing body of the municipality by a duly authorized ordinance; and

**WHEREAS**, as the City again desires to amend the Final Project and Financing Plans as approved by the Board, in support of community revitalization and economic development within the Zone, it is now necessary to approve the amendments to the Final Project and Financing Plans for the Zone; and

**WHEREAS**, the City's amendment of the Final Project and Financing Plans does not constitute a contractual or financial obligation to the proposers of the projects on Project List B, but merely indicates the intent of the City to continue the project development and contract negotiation process with each of the proposers; and

**WHEREAS**, Development Agreements with each of the project proposers will be presented to the Board and City Council for consideration as they are completed; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS:**

**SECTION 1.** The Final Project Plan, attached hereto as Exhibit A, is hereby amended to reflect the addition of the Dr. Frank Bryant Health Center, the Friedrich Building, the Friedrich/Carver Joint Use Parking, the Merchants Ice building, the Oscar Eason Multiuse Center, the San Antonio Staybridge Hotel and Victoria Commons Projects to "Project List B" and the placement of the remaining existing projects in "Project List A" for Tax Increment Reinvestment Zone Number Eleven (11), City of San Antonio, Texas (the "Zone").

**SECTION 2.** In compliance with the terms and conditions of the Request for Proposal issued by the City for Zone, the projects above are to be subject to the *2004 City of San Antonio, Texas Guidelines and Criteria for Tax Increment Financing and Reinvestment Zones*; however, the required \$31,000.00 processing fee shall be due from the proposers of each project by the end of this calendar year, December 31, 2005. Upon the City's receipt of the processing fee from a proposer, staff is directed to commence the development and contract negotiation process for that proposer's project.

**SECTION 3.** Each processing fee in the amount of \$31,000 as submitted in accordance with Section 2 above, will be deposited into Fund 29086007 TIRZ - INNER CITY General Ledger 4109201 Taxes TIRZ City of San Antonio Internal Order 207000000243 when received.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Director of Finance for the City of San Antonio for the City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** The Final Financing Plan, attached hereto as Exhibit B, is amended to reflect the addition of the projected ad valorem tax increment produced by the projects listed above in Section 1 to the Tax Increment Fund established for the Zone, as reflected in the Final Project Plan.

**SECTION 6.** The Amended Final Project Plan and Final Finance Plan for the Zone are feasible and in compliance with the City's Master Plan and the City's adopted Guidelines and Criteria for the use of tax increment financing by encouraging community revitalization, infrastructure improvements and housing within certain areas of the City that would not have occurred without tax increment financing.

**SECTION 7.** This amendment of the Final Project and Financing Plans does not constitute a contractual or financial obligation to the proposers of the projects on Project List B, but merely indicates the intent of the City to continue the project development and negotiation process with each of the proposers upon payment of the processing fee. Development Agreements with each of the project proposers will be presented to the Board and City Council for consideration as they are completed.

**SECTION 8.** The statements set forth in the recitals of this Ordinance are true and correct, and are incorporated as a part of this Ordinance.

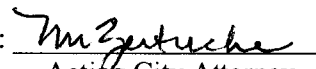
**SECTION 9.** If any provision of this Ordinance or application thereof to any circumstance shall be held invalid, the remainder of this Ordinance and the application of the remainder of this Ordinance to other circumstances shall nevertheless be valid, and this Ordinance would have been enacted without such invalid provision.

**SECTION 10.** This ordinance shall be effective immediately upon the receipt of eight (8) affirmative votes; or in the event eight (8) affirmative votes are not received, on the tenth day after passage.

**PASSED AND APPROVED** this 25<sup>th</sup> day of August 2005.

  
M A Y O R  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for Acting City Attorney

# Agenda Voting Results

Name: 9. *Main Motion*

Date: 08/25/05

Time: 11:04:17 AM

Vote Type: Multiple selection

**Description:** An Ordinance amending the final project and financing plans for the Tax Increment Reinvestment Zone Number Eleven, City of San Antonio, Texas known as the "Inner City TIRZ" to add seven projects submitted in response to a Request for Proposal. [Presented by David D. Garza, Director, Neighborhood Action; Jelynn LeBlanc Burley, Assistant City Manager]

| Voter                    | Group       | Status | Yes | No | Abstain |
|--------------------------|-------------|--------|-----|----|---------|
| ROGER O. FLORES          | DISTRICT 1  |        | x   |    |         |
| SHEILA D. MCNEIL         | DISTRICT 2  |        | x   |    |         |
| ROLAND GUTIERREZ         | DISTRICT 3  |        | x   |    |         |
| RICHARD PEREZ            | DISTRICT 4  |        | x   |    |         |
| PATTI RADLE              | DISTRICT 5  |        | x   |    |         |
| DELICIA HERRERA          | DISTRICT 6  |        | x   |    |         |
| ELENA K. GUAJARDO        | DISTRICT 7  |        | x   |    |         |
| ART A. HALL              | DISTRICT 8  |        | x   |    |         |
| KEVIN A. WOLFF           | DISTRICT 9  |        | x   |    |         |
| CHIP HAASS               | DISTRICT_10 |        | x   |    |         |
| MAYOR PHIL<br>HARDBERGER | MAYOR       |        | x   |    |         |

# Agenda Voting Results

**Name:** 9. Amendment 1 as presented by Councilmember McNeil

**Date:** 08/25/05

**Time:** 10:37:31 AM

**Vote Type:** Multiple selection

**Description:**

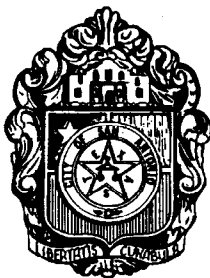
| Voter                    | Group       | Status | Yes | No | Abstain |
|--------------------------|-------------|--------|-----|----|---------|
| ROGER O. FLORES          | DISTRICT 1  |        | x   |    |         |
| SHEILA D. MCNEIL         | DISTRICT 2  |        | x   |    |         |
| ROLAND GUTIERREZ         | DISTRICT 3  |        | x   |    |         |
| RICHARD PEREZ            | DISTRICT 4  |        | x   |    |         |
| PATTI RADLE              | DISTRICT 5  |        | x   |    |         |
| DELICIA HERRERA          | DISTRICT 6  |        | x   |    |         |
| ELENA K. GUAJARDO        | DISTRICT 7  |        | x   |    |         |
| ART A. HALL              | DISTRICT 8  |        | x   |    |         |
| KEVIN A. WOLFF           | DISTRICT 9  |        | x   |    |         |
| CHIP HAASS               | DISTRICT_10 |        | x   |    |         |
| MAYOR PHIL<br>HARDBERGER | MAYOR       |        | x   |    |         |

# **EXHIBIT A**

# City of San Antonio

**Tax Increment Reinvestment Zone Number 11  
City of San Antonio, Texas**

***Inner City TIRZ***



## **FINAL PROJECT PLAN**

**Approved:  
May 24, 2001**

**Amended:  
December 18, 2003  
September 2, 2004  
June 30, 2005  
August 25, 2005**

# **PROJECT PLAN**

## **Tax Increment Reinvestment Zone Number 11**

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### **Section 1: Executive Summary**

Tax Increment Reinvestment Zone Number 11 (Inner City TIRZ) was designated on December 14, 2000 to support redevelopment and public infrastructure improvements within the boundaries of the following three enterprise zones: 1) Enterprise Community Enterprise Zone, 2) Eastside Enterprise Zone, and 3) Southside Enterprise Zone.

When the zone was created, several projects were identified as eligible for TIRZ funds. In May of 2001, the TIRZ Board and City Council approved the Final Project and Final Finance Plans that identified six projects that were eligible for TIRZ funds. In August 2002, the TIRZ Board re-prioritized the existing projects and began to evaluate those projects that were further in the development process. In December 2003, the Board and City Council approved an amendment to the TIRZ boundaries to include Walters, Houston and Hackberry corridors, in an effort to focus on potential corridor development. This amendment included the addition of 214 net new parcels in the zone. In February of 2004, the Board approved the addition of a new project known as the Eastside Sports Complex. During the September 1, 2004 TIRZ Board meeting, the Board directed staff to develop a Request For Proposals to solicit new projects to be considered for TIRZ funds. On December 13, 2004, staff presented the draft RFP to the TIRZ Board. The staff released the RFP on December 22, 2004, stipulating a deadline to submit proposals on January 24, 2005. On June 27, 2005, the Board approved amending the boundaries of the TIRZ to include a City owned parcel located at 600 E. Market Street, where a convention center hotel is to be constructed, and to add several projects to the list of eligible projects.

The Board intends to use the projected revenue of \$13,530,400 effectively by encouraging private investment, maximizing public benefit and furthering other City goals.



## **Section 2: TIF Policy and Program**

### **Policy**

The City of San Antonio is dedicated to the revitalization of inner-city neighborhoods and commercial districts, particularly in those areas located inside Loop 410 and south of Highway 90, by using a tiered system of incentive tools, such as Tax Increment Financing (TIF). A TIF project should act as an economic stimulus to the surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIF can be a tool used to assist in financing needed public improvements and enhancing infrastructure.

### **TIRZ Designation**

Once a Reinvestment Zone has been established in accordance with Chapter 311 and the TIF Guidelines, incremental real property taxes resulting from new construction, public improvements, and redevelopment efforts will accrue to the various taxing entities. Participating taxing entities may deposit all, a predetermined portion, or none of the incremental property taxes in a designated TIF Fund for the purpose of financing the planning, design, construction or acquisition of public improvements in the Reinvestment Zone. Under the TIF Guidelines, the City of San Antonio will enter into a written agreement with all participating taxing entities to specify: (1) the conditions for payment of the tax increment into a TIF Fund, (2) the portion of tax increment to be paid by each entity into the TIF Fund, and (3) term of the agreement.

### **Participating Entities**

The City is the only participating taxing entity in the Inner City TIRZ.

### **City of San Antonio**

The City of San Antonio roles and responsibilities with the Inner City TIRZ are to administer the TIF process, which include, but are not limited to:

- Administration of TIRZ Board
- Administration of TIRZ Fund
- Review and evaluate project proposals
- Execute legal agreements
- Monitor construction of projects
- Issue reimbursement(s) for Public improvements and other eligible costs completed and submitted, upon approval of the TIRZ Board
- Prepare and send State required reports
- Give status reports to City Council

### **Neighborhood Associations and Community Groups**

The neighborhood associations, community groups and other organizations such as community development corporations play a vital role in the revitalization, development, and/or redevelopment of the Inner City TIRZ. The City strongly encourages community participation in the development of project proposals.

### **Bexar County**

Bexar County does not contribute their increment to the Inner City TIRZ fund; however, Bexar County has committed funds for improvements that would enhance Commerce Street access from IH-37 to the SBC Center. Improvements would include street reconstruction, necessary

drainage improvements, signage, sidewalk repair and other aesthetic improvements that would create a “grand boulevard” effect on this important thoroughfare between downtown San Antonio and the SBC Center.

### **Developer**

Since the project plan identifies several projects that are eligible for TIRZ funds, the Inner City TIRZ may enter into multiple agreements with multiple developers to revitalize, develop and/or redevelop areas within the Inner City TIRZ boundaries. As projects and improvements are proposed and approved by the Board and City Council, the various agreements will outline the scope of services and deliverable details for each specific project.

## **Section 3: Existing Conditions**

### **Regional**

The Inner City TIRZ is located in the center and the eastern quadrant of the City of San Antonio, inside Loop 410, primarily south of Interstate Highway 35, north of Interstate Highway 10, and straddling both sides of Interstate Highway 37. The zone is approximately 2.5 square miles (1570 acres) in size.

### **Urban Setting**

Due to its size and location, the zone contains a wide variety of neighborhoods, business and entertainment districts that are broadly representative of the City’s development history. The zone also includes some key landmarks such as the Riverwalk, Alamodome, SBC Center, and Sunset Station.

### **School District(s)**

Project is located in San Antonio Independent School District area.

### **Neighborhood Associations**

The neighborhood association for the area include: Lone Star, King William, Lavaca, Downtown, Historic Gardens, Nevada Street, Coliseum Oaks, Coliseum Willow Park, Jefferson Heights, Harvard Place/Eastlawn, Government Hill, and Dignowity Hill.

### **Major Thoroughfare Plan**

The TIRZ has two major highways crossing through the zone: IH-37 north and south and IH 35 east and west. Several corridors make up the major transportation arteries including: Alamo Street, South Presa Street, Hackberry Street, New Braunfels Avenue, Walters Street, East Houston Street, and East Commerce Street.

## Demographics

Fourteen Census Tracts overlap Zone boundaries.

|                      | Percentage of<br>civilians<br>unemployed | Percentage of<br>population living<br>below poverty level | Percentage of<br>population<br>without high<br>school degree | Unhealthy Zip<br>Code <sup>1</sup> |
|----------------------|--|---|--|------------------------------------|
| COSA                 | 6.2%                                     | 17.3%   | 24.9%  |                                    |
| TIRZ 11 <sup>2</sup> | 5.9%                                     | 34.5%   | 42.4%  |                                    |
| 110100               | 9.0%                                     | 37.5%   | 35.0%  | --                                 |
| 110200               | 6.5%                                     | 44.7%   | 45.0%  | --                                 |
| 110300               | 5.4%                                     | 32.9%   | 55.0%  | Yes                                |
| 110400               | 3.5%                                     | 18.9%   | 20.7%  | --                                 |
| 110900               | 2.4%                                     | 39.6%   | 40.2%  | --                                 |
| 111000               | 5.4%                                     | 29.9%   | 54.5%  | --                                 |
| 130100               | 7.7%                                     | 45.0%   | 52.1%  | --                                 |
| 130200               | 6.7%                                     | 35.7%   | 49.0%  | --                                 |
| 130500               | 5.7%                                     | 44.5%   | 43.2%  | --                                 |
| 130600               | 5.7%                                     | 43.9%   | 40.7%  | --                                 |
| 130700               | 5.5%                                     | 47.3%   | 50.4%  | --                                 |
| 130800               | 7.1%                                     | 27.5%   | 31.1%  | --                                 |
| 140100               | 10.1%                                    | 23.5%   | 52.0%  | Yes                                |
| 150200               | 2.7%                                     | 12.0%   | 24.7%  | Yes                                |

### Education

A higher percentage of people living in the TIRZ do not have a high school degree (42.4%) compared to the City average (24.9%).

### Poverty level

The poverty rate within the TIRZ is nearly double that of the City.

### Employment

The unemployment rate within the TIRZ is slightly lower than the City.

<sup>1</sup> According to Metropolitan Health District.

<sup>2</sup> Average of the fourteen Census Tracts.

## **Section 4: Proposed Projects**

The proposed projects eligible for Inner City TIRZ funding have changed from time to time since the designation of the zone. In December 2004, the Inner City TIRZ Board released an RFP to solicit new projects. Seven proposals were submitted. During the June 27, 2005 TIRZ Board meeting, the Board approved the addition of these seven projects and furthermore deleted the following projects from being eligible to receive TIRZ Funds: Ellis Alley Restoration, Southtown (South Alamo), East Side Cemeteries, New Light Village Housing and Good Samaritan Hospital. These projects will remain on the Project Plan and may be reconsidered for TIRZ Funds by the Zone Board if proper plans and proof of financing are presented in the future.

Future projects may be added to the Project and Finance Plans. The TIRZ Board will approve the process to solicit new projects. All new projects will be evaluated and added to the Project Plan and Finance Plans upon approval of the TIRZ Board and City Council. The following are brief descriptions of each proposed project.

### ***Eastside Sports Complex – District 2***

The Antioch Community Transformation Network, Inc. (ACTN), a 501 (c)(3) non-profit community development corporation established in April 2000 by the Antioch Missionary Baptist Church, has proposed to make an investment into the community by constructing a privately-owned sports complex & gymnasium. The Eastside Sports Complex will be located on Walters Street and Eross Street in the central eastside of San Antonio. This 22,600 square foot, two-story, state-of-the-art sports complex will house:

- NCAA regulation basketball court with seating for 250 people
- Aerobics/Fitness room
- Ballet & Dance Studio
- Walking Track
- Weight Training Equipment
- Men's & Women's Health Club
- Team Locker and Training Room
- Concession Stand
- Offices

The cost of building the facility is estimated to be approximately \$4 million. ACTN proposes to pay for the construction through a private construction loan, private donations, and grants. No TIRZ funds will be used to pay for the construction of the facility. In order to meet the costs of operating the facility, ACTN proposes to lease the court and other amenities to the Silver Stars WNBA professional basketball team for specific hours and days during the course of their three seasons (training camp, regular season, & off season). ACTN also proposes to lease the court and other amenities to the Amateur Athletic Union for basketball tournaments.

ACTN proposes to offer this facility for public usage in return for a “user fee.” TIRZ funds would be used to pay ACTN for allowing the public to use the facility. The City of San Antonio, the Tax Increment Reinvestment Zone Number Eleven (11) Board and the Antioch Community Transformation Network would enter into a “use agreement” that will outline the specifics of the public use. The total fees for public use of the facility for eight (8) years beginning in FY 2008 are \$1.8 million. Annual fees are outlined in the Finance Plan.

The proposed “use agreement” will allow for this facility to open for public use and allow for activities such as:

- Middle school and high school basketball and volleyball
- Wheelchair basketball
- Basketball camps for community youth
- Non-traditional sports programs (i.e. martial arts, wrestling)
- Senior health and fitness programs
- Health & nutrition fairs
- Mother’s day out programs
- Dances
- Community theatre
- Community exercise equipment

In addition to improving the attractiveness of the neighborhood, this facility will offer positive alternatives for neighborhood youth that in many instances live in poor distressed neighborhoods and face many social problems that range from crime, drug use and gangs. It also will offer opportunities for other potential partnerships with other local community organizations to address issues such as health and wellness for residents of the eastside and San Antonio in general.

### ***Victoria Courts Housing Development - District 1***

The public housing has been demolished for a future mixed use development of approximately 25,000 square feet of commercial services, 240+ apartments, 60 townhouses, and 20 duplexes. The site is owned by the San Antonio Housing Authority (SAHA), a public entity. All infrastructure improvements include sewer, utilities, storm water drainage, streets, sidewalks, curbs, lighting and street landscape. The estimated cost of infrastructure is \$5.0 million.

### ***New Light Village Housing - District 2***

This project includes the acquisition and demolition of the old Super S commercial strip and all the expenses associated with the pre-development costs paid by CERA for the housing project. The 10.072 acres is privately owned, and 3.911 acres owned by the Dellcrest Church of Christ will be sold to a private housing developer for construction of 85 new town homes in the \$75,000 to \$85,000 price range. All land will be dedicated for the public infrastructure improvements for streets, drainage, utilities, etc. will be deeded to the City of San Antonio.

### ***Good Samaritan Hospital - District 2***

A 12,000 square foot building, with historic significance as an African American hospital, is currently in private ownership. CERA, the non profit sponsor, will use the TIRZ funds to acquire the property and provide a portion of the environmental remediation to the structure. Once in public ownership, CERA will apply for a federal or state grant that would be used to renovate the building and its adjacent lot into a first class East Side Telecommunications Business Incubator. Renovations include new electrical, HVAC, plumbing, windows, doors, elevator, rest rooms, interior finish out and installation of telecommunications T1 line, and other necessary equipment. It will also include the paving of a parking lot, fencing, security gate, and security systems. Included in this price is the property acquisition, condemnation costs, and adjacent land parcels surrounding the property currently owned by SADA.

The Telecommunications Incubator will be managed and operated by CERA for the City of San Antonio. The estimated cost of this project is \$1,592,357. The estimate with environmental remediation is \$1.8 million. CERA will seek a \$1.3 million grant to construct the project. The TIRZ will fund the property acquisition, adjacent land for parking and future development, and a portion of the environmental remediation.

### ***Southtown (South Alamo) - District 1***

The Southtown area has grown in recognition as a restaurant and arts district. In a recent market feasibility study commissioned by the City of San Antonio Neighborhood Commercial Revitalization (NCR) Program, the future of Southtown's development is critical upon much needed infrastructure. The condition of sidewalks, curbs, lighting, lack of parking, street landscape, signage is holding the area back from attaining its full potential.

Street improvements have been targeted for South Alamo between Probandt and Durango, Pereida between South Alamo and South St. Mary's, and South St. Mary's between Durango and the intersection of Pereida, including the stretch of Presa from Pereida to South Alamo. All improvements are public infrastructure and imperative as demonstrated in the Southtown Market Feasibility Study as critical to the neighborhoods commercial district development potential.

### ***Ellis Alley Restoration - District 2***

The City of San Antonio and VIA Metropolitan Transit have entered into a collaborative agreement to develop four historic buildings located in the Ellis Alley Transit Center. The buildings are owned by VIA Metropolitan Transit, a public entity. The four buildings are composed of three houses and one commercial structure. All four buildings have significant historical aspects to the history of African Americans in the East side of San Antonio. The buildings were once home to African American freedman slaves. Based on a Market Feasibility Study commissioned by the City of San Antonio a community cultural development plan was developed for the restoration and operations of the Ellis Alley buildings. A limited portion of the TIRZ funds will be used to renovate the four buildings from foundations, structural stabilization,

restoration of windows, doors, roof, interior finish out, electrical, plumbing, HVAC including the site work surrounding and linking the project with walkways, landscape and lighting. The funds will assist to convert the use of the Beacon Light buildings into a community cultural center which will include: arts and crafts gallery and retail sales, multimedia presentation and community room. The three smaller buildings will be converted into office space and rented to small and minority owned businesses. Other activities include: neighborhood cultural bus tours, self-guided bicycle tours, arts and cultural ticket sales, and as a historical attraction for the site itself. Such funds shall be used to create historical displays, videos, presentation equipment, gallery lighting, sound systems, etc. The balance of funds needed to complete this project will be identified through private foundations, future CDBG and future general revenue funds.

### ***East Side Cemeteries - District 2***

The African American and historic cemeteries that are located off East Commerce Street and South New Braunfels have been in deplorable condition. Those cemeteries are located in an area bounded by E. Houston on the north, N. New Braunfels on the east, Nevada on the south and Pine Street on the west.

The project focuses on providing new wrought iron fencing, gated entrances, gateway signage, historical markers, and landscaping. The TIRZ funds may be used to acquire cemeteries for public ownership.

### ***Convention Center Hotel & Condominium Unit Project - District 1***

The City San Antonio hired Faulkner USA, Inc. to develop the parcel of land adjacent to the Convention Center as a convention center hotel. The project is located at 600 E. Market and will be a Grand Hyatt Hotel, which will include condominium units above the hotel. It is proposed that 144 units will be constructed with state of the art finishes, floor to ceiling skyline views and every amenity of living in a hotel with all the advantages of a private residence. The sizes range from a 765 square foot one bedroom unit to a 3,903 square foot penthouse with a private roof deck. The average projected sales price per square foot is \$300.00 to \$400.00. The annual ad valorem taxes levied by the City and paid by the private owners of the condominiums will result in additional revenue to be deposited in the TIRZ Fund. The City Council approved a Purchase and Sale Agreement for the air space in which the condominiums shall be constructed. The City Council declared the Upper Commercial Condominium Unit as surplus, and authorized the sale of the surplus Upper Commercial Condominium Unit, to be located in the airspace immediately above the new Convention Center Hotel Project in accordance with the terms and conditions of the Purchase and Sale Agreement. The declaration of the Upper Condominium Unit is subject to the Developer and the City having met all conditions precedent to the closing, as more particularly set out in the Purchase and Sale Agreement, and provided, further, that the foregoing authorization shall also not be effective until after the date and time the Board approves expansion of the boundaries of the Inner City TIRZ to add the site.

The annual ad valorem taxes levied by the City, that are anticipated to be paid by the condominium owners once the units are all bought, are estimated to be \$350,000. The resulting

increment contributed to the TIRZ fund will enable the Inner City TIRZ to accomplish more public improvements than previously contemplated. The developer and City agree that the developer shall not seek reimbursement from the TIF Fund for infrastructure improvements related to the construction of the Convention Center Hotel or the Upper Condominium Unit or the addition of the site and Convention Center Hotel and Condominium Project to the Inner City TIRZ boundaries. The inclusion of the site and Convention Center Hotel and Condominium Project in the Inner City TIRZ is a means to enhance the performance of the Inner City TIRZ, without requiring any payment from the fund to the developer.

### ***Dr. Frank Bryant Family Health Center – District 2***

The Dr. Frank Bryant Health Center will be a two-story, 40,000 square foot building with a free standing 6,000 square foot storage building and parking lot on a 3.7 acre located at the intersection of East Commerce Street and Spriggsdale Boulevard. The main building will house four medical clinics, an 18-chair dental clinic, a full-service pharmacy and laboratory and behavior health services. The medical clinic will be staffed by Board-certified physicians in family practice, pediatrics, obstetrics-gynecology, and internal medicine.

Barrio Comprehensive Family Health Care Center, Inc will operate the Center. The project will add an estimated 64 new full time jobs and the project will cost \$8.9 million. In the first year of operation, the Center is expected to serve 22,100 patients during 54,150 visits and to serve to increase access to primary health care services on the east side residents.

### ***Friedrich Building – District 2***

Plan B Development from Dallas, TX plans to redevelop this formal industrial building along E. Commerce Street. Phase I of this 400,000 square feet facility includes the redevelopment of 90,000 square feet of commercial space, 20 residential units and the creation of a major interior courtyard. The total redevelopment cost for Phase I is \$23 million, with an estimated property value of \$8 million upon completion. TIRZ funds would be utilized for façade improvements and environmental abatement of asbestos linked to a baking oven and ceiling tiles, and to address transformers containing PCB. The redevelopment of this building will help fulfill the goals of the TIRZ and the East Town on Commerce Neighborhood Commercial Revitalization activities.

### ***Friedrich/Carver Joint Use Parking – District 2***

Plan B Development from Dallas, TX plans to utilize TIRZ Funds to: acquire all property bounded by Commerce, Hackberry, Olive and David Robinson Way, remove existing structures, and build a shared parking facility (200 parking spaces) that would be utilized by principally the Carver Cultural Center, the Carver Academy and the Friedrich Lofts. The contractual agreement entered into by the developer, the TIRZ Board and the City will outline the scope of work, the eligible reimbursable expenses and other requirements. If the parking lot is privately owned and operated, the estimated value of the development is \$1,500,000.



### ***Merchants Ice – District 2***

Plan B Development from Dallas, TX plans to redevelop a former ice manufacturing complex. This 6-building complex totals approximately 120,000 square feet. TIRZ Funds will be utilized to: develop a parking facility, partially demolish a multistory building which included plugging two aged water wells, and perform façade improvements to include landscaping and awnings. The redevelopment of this complex could help compliment the redevelopment efforts from St. Paul Square and the areas just east of IH-37. The estimated value of the development is \$4,000,000.

### ***Oscar Eason Multiuse Center – District 2***

Inner City Enterprises, Inc. propose to demolish five existing structures to construct a four story 48,900 square foot mixed use facility. This building will be located at 1602 E. Commerce Street and will consist of a 68-unit senior apartment complex with a storefront and community center, underground parking facilities. The first floor will contain approximately 12,242 square feet for commercial and retail spaces and for a community room. A total of forty-five of residential parking spaces will be provided below grade. The total costs of the project is estimated to be \$4,150,800. The development of this facility could help compliment the revitalization efforts in the East Town at Commerce Neighborhood Commercial Revitalization activities. The estimated value of the development is \$5,000,000.

### ***San Antonio Staybridge Hotel – District 2***

Zachry Realty, Inc. and Woodward Interest LLC propose to acquire land from the VIA Metropolitan Transit Authority in order to construct a 13-story, 141 room extended stay Staybridge Hotel. The 1.99-acre site is located directly south of the St. Paul Square/Sunset Station. TIRZ Funds will be utilized for acquisition of land and construction of approaches, parking, landscaping, an urban park, sidewalks and utility infrastructure. The estimated value of the development is \$18,315,000. This hotel could help compliment the redevelopment efforts of the St. Paul Square area and the revitalization efforts of the East Town at Commerce Neighborhood Commercial Revitalization.

### ***Victoria Commons – District 2***

The Victoria Commons master planned community will be the result of the redevelopment efforts of the former site of the Victoria Courts public housing development. The San Antonio Housing Authority was awarded a HOPE VI Revitalization Grant of \$18 million to partially fund the redevelopment of the original site. TIRZ Funds will be utilized for the reconstruction of water, sanitary, and stormwater, streets, sidewalks and drainage along Labor and Leigh Streets in order to facilitate the construction of 172 new single-family homes. Some utility lines serving this area are estimated to be more than 100 years old. This estimated value of the development of the 172 single-family homes is \$25.8 million.

## Section 5: Project Plan Costs

The following table shows the estimated costs and funding source for the TIRZ projects. These figures are for planning purposes only. Actual costs may differ.

### Project List A

| Project  | Estimated Costs | Fund Source |
|--|-----------------|-------------|
| <b>Arena Townhomes</b> (New Light Village)               | \$ 0            | TIRZ        |
| <b>Good Samaritan Hospital</b>                           | \$ 0            | TIRZ        |
| <b>Southtown (S. Alamo St.)</b>                          | \$ 0            | TIRZ        |
| <b>Ellis Alley Restoration</b>                           | \$ 0            | TIRZ / CDBG |
| <b>Eastside Cemeteries</b>                               | \$ 0            | TIRZ        |
| <b>Convention Center Hotel &amp; Condominium Project</b> | \$ 0            |             |
| <b>TOTAL</b>   | <b>\$ 0</b>     |             |

The projects in Project List A will remain on the Project Plan and may be reconsidered for TIRZ Funds by the Zone Board if proper plans and proof of financing is presented in the future.

### Project List B

| Project                            | Estimated Costs     | Fund Source |
|------------------------------------|---------------------|-------------|
| <b>Eastside Sports Complex</b>     | <b>\$1,832,992</b>  | TIRZ        |
| <b>Victoria Courts Housing</b>     | <b>\$3,362,169</b>  | TIRZ        |
| <b>Staybridge Hotel</b>            | <b>\$1,000,000</b>  | TIRZ        |
| <b>Barrio Comprehensive</b>        | <b>\$1,700,000</b>  | TIRZ        |
| <b>Friedrich Building</b>          | <b>\$850,000</b>    | TIRZ        |
| <b>Friedrich/Carver</b>            | <b>\$1,275,000</b>  | TIRZ        |
| <b>Oscar Eason Multiuse Center</b> | <b>\$1,700,000</b>  | TIRZ        |
| <b>Merchants Ice</b>               | <b>\$340,000</b>    | TIRZ        |
| <b>TOTAL</b>                       | <b>\$12,060,161</b> |             |

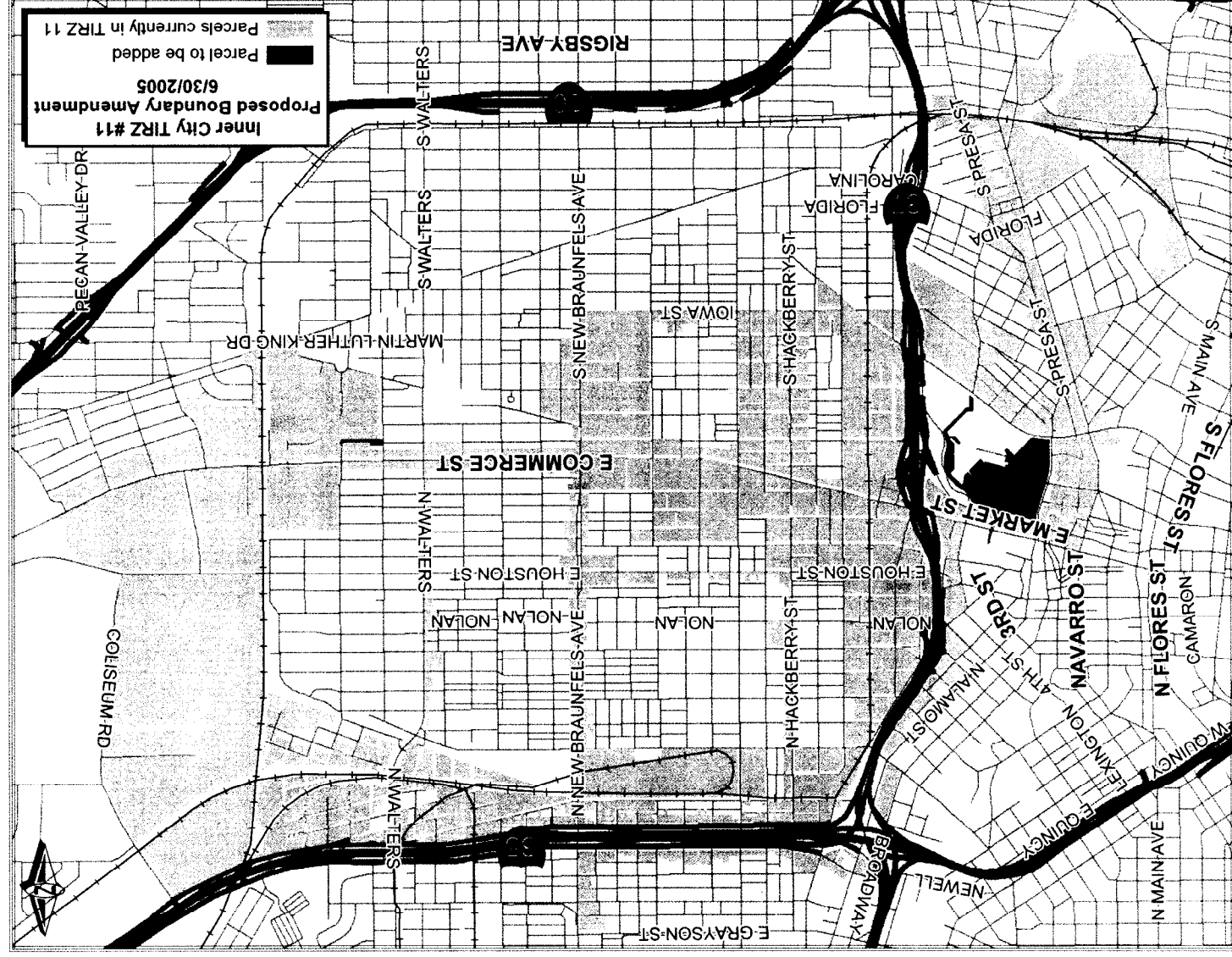
The projects approved in Project List B are required to 1) secure adequate funding to complete the entire project or 2) break ground for construction within twelve (12) months of the date the City approves of the project. If the project fails to secure funding or break ground, then that project will be subject to deletion from Approved Project List "B" and placement on Approved Project List "A". Should any project, by recommendation of the Zone Board and subsequent action by the City, be deleted from Approved Project List "B", the funds allocated to that project under the Final Finance Plan shall be available for reallocation by the Zone Board and the City to one or more of the remaining projects on Approved Project List "B", or other projects added by the Zone Board.

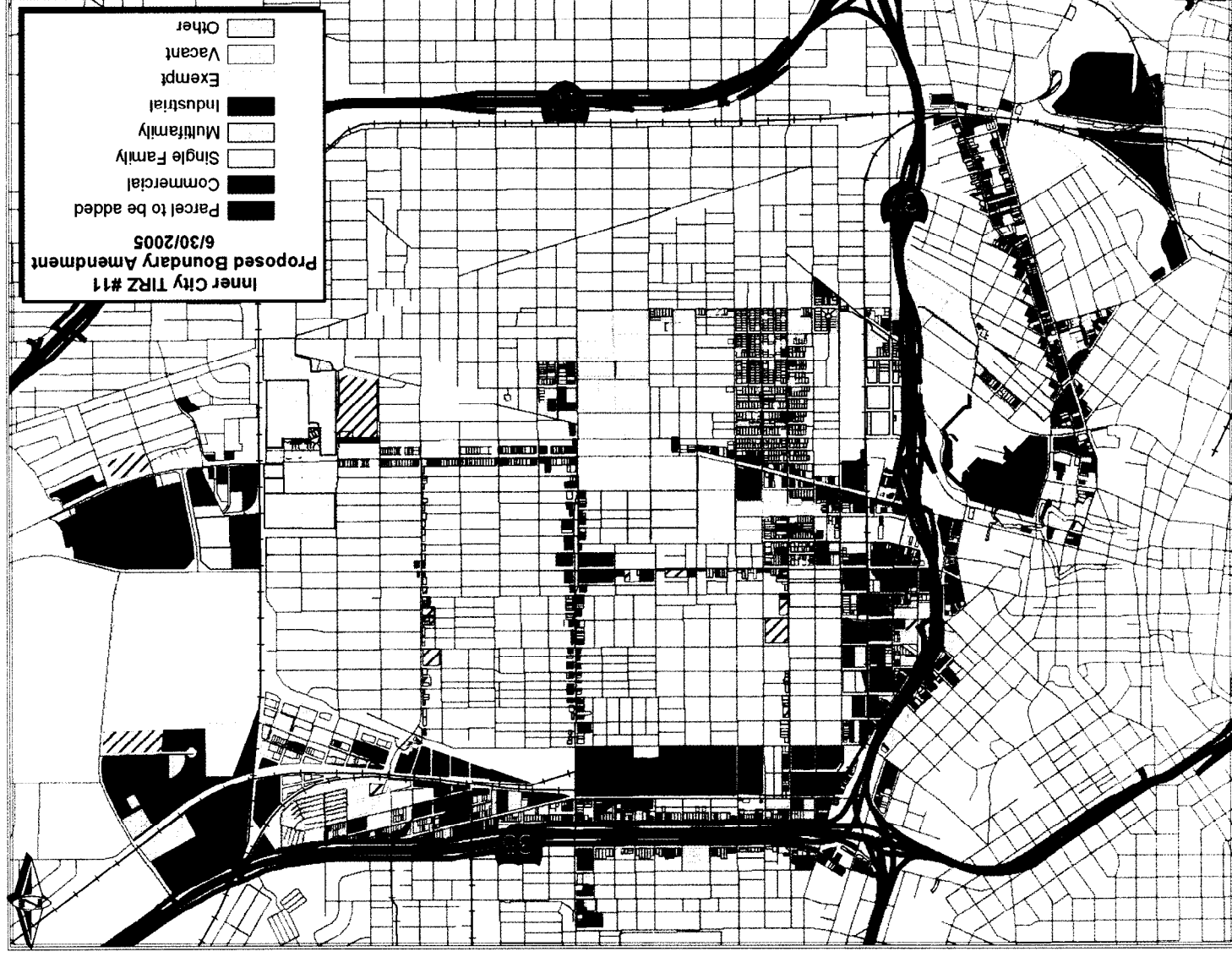
All project developers must enter into a contractual agreement with the TIRZ Board and the City, which will stipulate the scope of work, the eligible TIRZ costs and the amount the TIRZ fund

will reimburse, the schedule to complete projects, and other requirements. These agreements will be presented to the TIRZ Board for consideration as they are completed.

## **Section 6: Priority of Projects**

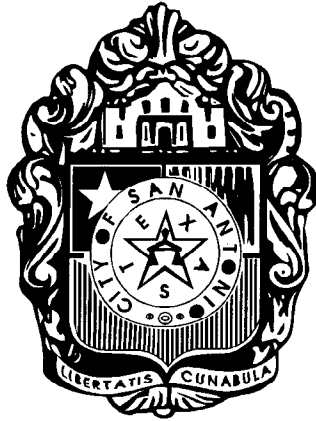
The Eastside Sports complex remains first in priority for TIRZ Funds at the funding level previously approved by the TIRZ Board and City Council. All other projects will be prioritized on a first come first serve basis.





# **EXHIBIT B**

**CITY OF SAN ANTONIO, TEXAS**  
**Neighborhood Action Department**



**Inner City – TIF Reinvestment Zone Eleven**  
**Final Finance Plan**

**August 25, 2005**

# **Inner City Redevelopment Project Tax Increment Reinvestment Zone No. 11 Final Plan of Finance**

## **Introduction**

The Inner City Tax Increment Reinvestment Zone is located in the eastside of the City and will encompass approximately 2.5 square miles (1570 acres). The approximate boundaries of Tax Increment Reinvestment Zone Number Eleven ("TIRZ 11") lie approximately one block north of IH-35 on the north between Broadway on the west and Coliseum Rd. on the east, then south on Coliseum Rd. to Commerce St., then west along Commerce St. to New Braunfels St., then south to Iowa St., then east to Hoefgen Ave., then south to Westfall Ave., then west on Westfall Ave. into Star Blvd. to Probrandt St., then north on Probrandt to Alamo St., then northeast on Alamo St. to St. Mary's St., then north on St. Mary's into Navarro St., and continuing north on Navarro St. to Commerce St., then east to Bowie St., and going north on Bowie St. to Alamo St., and continuing northeast on Alamo St. to Jones Ave., then west on Jones Ave. to Broadway, and then north on Broadway to IH-35. The purpose of the TIRZ 11 is to fund public improvements and encourage economic development. The life of TIRZ 11 is projected to be 14.79 years with a termination date of September 30, 2015 (Fiscal Year).

## **Public Infrastructure**

The public infrastructure improvements and related capital costs include streets, drainage, utilities, sidewalks, and park improvements and other costs approved by the TIRZ Board and City Council. The TIRZ 11 will provide a source of funding for public improvements. Annual construction of public improvements will be made in the amount of the TIRZ 11 revenues received through September 30, 2015. The estimated TIRZ 11 revenue to be received through September 30, 2015 is \$13,530,400. The TIRZ 11 revenues in excess of the estimated \$13,530,400 received through September 30, 2015 may be allocated to other projects as directed by the TIRZ 11 Board of Directors.

## **Plan of Finance**

The year 2000 base value of the TIRZ 11 is \$304,186,890. Projected captured values that would be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements. Captured taxable incremental values will commence in tax year 2001 with collections commencing in fiscal year 2002. Captured values grow from \$13,111,197 in tax year 2001 to \$351,864,000 in tax year 2014.

The City of San Antonio is the sole taxing jurisdiction utilized in the analysis. The City's participation level is 100% and the City's current tax rate per \$100 valuation is \$0.578540. This produces annual revenues of \$373,474 in fiscal year 2005 to \$1,984,782 in fiscal year 2015. Assessed values are increased at a 1.50% per year with no projected increases in the tax rate.

The cost of the public infrastructure improvements and other approved costs will be paid annually from revenues produced by the TIRZ 11. In addition to the capital costs, other costs to be paid



from the TIRZ 11 revenues include City annual administrative fees. Revenues derived from the TIRZ 11 will be used to pay costs in the following order of priority of payment: (i) administrative fees pertaining to the City; and (ii) second, to fund public improvements, on an annual basis, as TIRZ 11 revenues are available for such payments.

The projected amount of TIRZ 11 revenues to fund capital costs through September 30, 2015 is \$13,530,400. TIRZ 11 revenues in excess of the estimated \$13,530,400 received through September 30, 2015, may be allocated to other projects as directed by the TIRZ 11 Board of Directors and approved by the City Council. It is projected that funds for capital improvements will not be available until fiscal year 2002.

#### **Limited Obligation of the City or Participating Governmental Entities**

The City shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ 11. The TIRZ 11 collections shall not extend beyond September 30, 2015, and may be terminated prior to September 30, 2015. The public improvement infrastructure costs incurred shall be payable from the TIRZ 11 revenues or other sources of funding that may become available.

#### **Reporting**

The City shall submit a project status report and financial report at least annually to the City Council. The City shall also submit a project status report, financial report, or any other report as requested by the City Council within thirty (30) days of such request.

#### **Inspection**

The City shall have the right to inspect a project site or sites without notice and request information from developers.

# Inner City Tax Increment Financing Zone

## Sources and Uses of Funds

|                                      |                   |
|--------------------------------------|-------------------|
| <b>Sources of Funds</b>              |                   |
| Projected TIF Revenues               | 13,530,400        |
| <b>Total Sources of Funds</b>        | <b>13,530,400</b> |
| <b>Proposed Projects</b>             |                   |
| Eastside Sports Complex              | 1,832,992         |
| Victoria Commons                     | 3,362,169         |
| Barrio Comprehensive                 | 1,700,000         |
| Fredrich                             | 850,000           |
| Fredrich Carver                      | 1,275,000         |
| Oscar Eason Center                   | 1,700,000         |
| Merchant's Ice                       | 340,000           |
| Staybridge                           | 1,000,000         |
| <b>Total Project Expenses</b>        | <b>12,060,161</b> |
| Public Improvements                  | 12,060,161        |
| Administrative Costs                 | 140,000           |
| <b>Total TIF Expenses</b>            | <b>12,200,161</b> |
| <b>Total Ending TIF Fund Balance</b> | <b>1,330,239</b>  |

### Notes

-The TIRZ fund will only reimburse up to \$1,832,992 for "user fees" for the Eastside Sport complex, \$249,148 in Tax Year 2007, \$218,148 in Tax years 2008-2011 and \$237,084 in tax years 2012-2014

-Tax year 2007 reimbursement to Eastside Sport Complex for \$249,148 includes: \$218,148 plus \$31,000 processing fee which is charged to the project



## Inner City Tax Increment Financing Zone

### TIF Revenues Available for Construction

| Fiscal<br>Year<br>Ending | TIF<br>Revenue | Cumulative<br>TIF<br>Revenues | Revenue           | TIF<br>Admin. Exp. | Public Improvement<br>Construction<br>Funding | Cumulative<br>Construction |
|--------------------------|----------------|-------------------------------|-------------------|--------------------|---|----------------------------|
| 15-Sep-00                | 2000           |                               |                   |                    |   |                            |
| 15-Sep-01                | 2001           |                               |                   |                    |   |                            |
| 15-Sep-02                | 2002           | 65,180                        | 65,180            | 10,000             | 55,180  | 55,180                     |
| 15-Sep-03                | 2003           | 100,078                       | 165,258           | 10,000             | 90,078  | 145,258                    |
| 15-Sep-04                | 2004           | 249,076                       | 414,334           | 10,000             | 239,076                                       | 384,334                    |
| 15-Sep-05                | 2005           | 373,474                       | 787,807           | 10,000             | 363,474                                       | 747,807                    |
| 15-Sep-06                | 2006           | 444,076                       | 1,231,883         | 10,000             | 434,076                                       | 1,181,883                  |
| 15-Sep-07                | 2007           | 513,819                       | 1,745,703         | 10,000             | 503,819                                       | 1,685,703                  |
| 15-Sep-08                | 2008           | 877,929                       | 2,623,631         | 10,000             | 867,929                                       | 2,553,631                  |
| 15-Sep-09                | 2009           | 1,102,363                     | 3,725,994         | 10,000             | 1,092,363                                     | 3,645,994                  |
| 15-Sep-10                | 2010           | 1,292,370                     | 5,018,364         | 10,000             | 1,282,370                                     | 4,928,364                  |
| 15-Sep-11                | 2011           | 1,339,696                     | 6,358,059         | 10,000             | 1,329,696                                     | 6,258,059                  |
| 15-Sep-12                | 2012           | 1,387,731                     | 7,745,791         | 10,000             | 1,377,731                                     | 7,635,791                  |
| 15-Sep-13                | 2013           | 1,871,904                     | 9,617,695         | 10,000             | 1,861,904                                     | 9,497,695                  |
| 15-Sep-14                | 2014           | 1,927,923                     | 11,545,618        | 10,000             | 1,917,923                                     | 11,415,618                 |
| 15-Sep-15                | 2015           | 1,984,782                     | 13,530,400        | 10,000             | 1,974,782                                     | 13,390,400                 |
| 15-Sep-16                | 2016           |                               |                   |                    |   |                            |
| 15-Sep-17                | 2017           |                               |                   |                    |   |                            |
| 15-Sep-18                | 2018           |                               |                   |                    |   |                            |
| 15-Sep-19                | 2019           |                               |                   |                    |   |                            |
| 15-Sep-20                | 2020           |                               |                   |                    |   |                            |
|                          |                | <u>13,530,400</u>             | <u>13,530,400</u> | <u>140,000</u>     | <u>13,390,400</u>                             |                            |

**Inner City Tax Increment Financing Zone  
Participation Levels**

| <u>Entity</u> | <u>Tax<br/>Rate</u> | <u>Level<br/>of Participation</u> | <u>% of<br/>Project</u> | <u>TIF Revenues</u> |
|---------------|---------------------|-----------------------------------|-------------------------|---------------------|
| San Antonio   | 0.5785400           | 100%                              | 100.00%                 | \$ 13,530,400       |
|               | 0.5785400           |                                   | 100.00%                 | \$ 13,530,400       |

**Projected Property Improvement Value  
(Property Values Added to Tax Roles)**

| Fiscal Year | Embassy Suites Hotel | Holiday Inn Express | Best Western Hotel | Ruth's Chris Steakhouse | Enron   | Victoria Courts Project | Historic Gardens Phase | Paragon | McDonald's | Springview Hope I Project | Springview Hope II Project | Springview Hope III Project | New Light Village Homes Phase 1 |
|-------------|----------------------|---------------------|--------------------|-------------------------|---------|-------------------------|------------------------|---------|------------|---------------------------|----------------------------|-----------------------------|---------------------------------|
| 1999        |                      |                     |                    |                         |         |                         |                        |         |            |                           |                            |                             |                                 |
| 2000        |                      |                     |                    |                         |         |                         |                        |         |            |                           |                            |                             |                                 |
| 2001        |                      |                     |                    | 721,300                 | 715,300 |                         |                        | 26,500  | 70,200     |                           |                            |                             |                                 |
| 2002        |                      |                     |                    |                         |         |                         |                        | 6,200   | 310,500    |                           |                            |                             |                                 |
| 2003        |                      |                     |                    |                         |         |                         | 1,391,775              |         |            |                           |                            |                             | 855,000                         |
| 2004        |                      |                     |                    |                         |         |                         | 507,500                |         |            | 4,200,000                 | 4,800,000                  |                             |                                 |
| 2005        |                      |                     |                    |                         |         |                         |                        |         |            |                           |                            | 4,650,000                   |                                 |
| 2006        |                      | 1,800,000           |                    |                         |         | 4,430,000               |                        |         |            |                           |                            |                             |                                 |
| 2007        | 23,000,000           | 1,800,000           |                    |                         |         | 4,430,000               |                        |         |            |                           |                            |                             |                                 |
| 2008        |                      |                     |                    |                         |         |                         |                        |         |            |                           |                            |                             |                                 |
| 2009        |                      |                     |                    |                         |         |                         |                        |         |            |                           |                            |                             |                                 |
| 2010        |                      |                     |                    |                         |         | 25,800,000              |                        |         |            |                           |                            |                             |                                 |
| 2011        |                      |                     |                    |                         |         |                         |                        |         |            |                           |                            |                             |                                 |
| 2012        |                      |                     |                    |                         |         |                         |                        |         |            |                           |                            |                             |                                 |
|             | 23,000,000           | 3,600,000           | -                  | 721,300                 | 715,300 | 34,660,000              | 1,899,275              | 32,700  | 380,700    | 4,200,000                 | 4,800,000                  | 4,650,000                   | 855,000                         |

**Notes:**

- Embassy Suites Hotel project is tentatively projected to be added to the tax roles in FY 2007.
- Holiday Inn property value is projected to come online FY 2006 and FY 2007. Developer is securing financing for the project.
- Best Western project is designated as Historic and is 100% non-taxable for the next 4 years. Revenues Division is verifying the 100% non taxable designation with Planning Department/Historic Preservation.
- Ruth Chris Steakhouse 2001 value assessed significantly lower than projected value. Property value for 2002 decreased by \$262,300.
- MCI assess no value increase as a result of improvements in FY 2001. Property value for 2002 decreased by \$218,000.
- Victoria Courts property values are projected to come on the tax roles in FY 2006 and FY 2007.
- Historic Gardens completed 17 of the 24 homes with the property value coming online in FY 2003; the property value of the remaining homes to be built are projected to be added to the tax roles in FY 2004.
- Springview Hope Phases I and II property values are projected to be added to the tax roles in FY 2004. Phase III in FY 2005. Phase IV is dissolved. The total number homes in the project increased from 154 to 182 homes. Phase I, 56 homes; Phase II, 64 homes and Phase III, 62 homes per SAHA.
- La Quinta Inn/San Antonio Convention Center Inn and Suites project added. Current assessed value is \$6,709,600 ( \$6,000,000 land value and \$709,600 improvement value).

| Fiscal Year | New Light Village Homes Phase 2 | New Light Village Homes Phase 3 | La Quinta Convention Center Inn | Merchant's Ice | Staybridge | Fredrich Building | Carver    | Oscar Eason Center | Convention Center Condominium Project | Annual Total | Fiscal Year |
|-------------|---------------------------------|---------------------------------|---------------------------------|----------------|------------|-------------------|-----------|--------------------|---------------------------------------|--------------|-------------|
| 1999        |                                 |                                 |                                 |                |            |                   |           |                    |                                       | -            | 1999        |
| 2000        |                                 |                                 |                                 |                |            |                   |           |                    |                                       | -            | 2000        |
| 2001        |                                 |                                 |                                 |                |            |                   |           |                    |                                       | 1,533,300    | 2001        |
| 2002        |                                 |                                 |                                 |                |            |                   |           |                    |                                       | 316,700      | 2002        |
| 2003        |                                 |                                 |                                 |                |            |                   |           |                    |                                       | 2,246,775    | 2003        |
| 2004        | 3,420,000                       |                                 |                                 |                |            |                   |           |                    |                                       | 12,927,500   | 2004        |
| 2005        |                                 | 1,920,000                       |                                 |                |            |                   |           |                    |                                       | 6,570,000    | 2005        |
| 2006        |                                 |                                 |                                 |                |            |                   |           |                    |                                       | 6,230,000    | 2006        |
| 2007        |                                 |                                 | 25,000,000                      | 4,000,000      |            |                   |           |                    |                                       | 58,230,000   | 2007        |
| 2008        |                                 |                                 |                                 |                | 18,000,000 | 8,000,000         | 1,500,000 | 5,000,000          |                                       | 32,500,000   | 2008        |
| 2009        |                                 |                                 |                                 |                |            |                   |           |                    |                                       | -            | 2009        |
| 2010        |                                 |                                 |                                 |                |            |                   |           |                    |                                       | 25,800,000   | 2010        |
| 2011        |                                 |                                 |                                 |                |            |                   |           |                    |                                       | -            | 2011        |
| 2012        |                                 |                                 |                                 |                |            |                   |           |                    | 77,191,100                            | 77,191,100   | 2012        |
|             | 3,420,000                       | 1,920,000                       | 25,000,000                      | 4,000,000      | 18,000,000 | 8,000,000         | 1,500,000 | 5,000,000          | 77,191,100                            | 223,545,375  |             |

**Inner City Tax Increment Financing Zone**

**Projected Improvements**

| Tax<br>Year | Scheduled<br>Improvements | Other<br>Improvements | Total New<br>Improvements<br>Base Model |
|-------------|---------------------------|-----------------------|---|
| 1999        |                           |                       | -                                       |
| 2000        | 1,533,300                 |                       | 1,533,300                               |
| 2001        | 316,700                   |                       | 316,700                                 |
| 2002        | 2,246,775                 |                       | 2,246,775                               |
| 2003        | 12,927,500                |                       | 12,927,500                              |
| 2004        | 6,570,000                 |                       | 6,570,000                               |
| 2005        | 6,230,000                 |                       | 6,230,000                               |
| 2006        | 58,230,000                |                       | 58,230,000                              |
| 2007        | 32,500,000                |                       | 32,500,000                              |
| 2008        | -                         |                       | -                                       |
| 2009        | 25,800,000                |                       | 25,800,000                              |
| 2010        | -                         |                       | -                                       |
| 2011        | 77,191,100                |                       | 77,191,100                              |
| 2012        |                           |                       |   |
|             | <u>223,545,375</u>        | <u>-</u>              | <u>223,545,375</u>                      |